



# CITIES AND UNINCORPORATED AREAS 2024 ASSESSED VALUES

JEFF PRANG, ASSESSOR

CITY	ASSESSED VALUATION				PARCEL COUNTS			
	2023	2024	AMOUNT OF CHANGE	PERCENT CHANGE	SINGLE-FAMILY RESIDENTIAL	RESIDENTIAL INCOME	COMMERCIAL/ INDUSTRIAL	TOTAL
Agoura Hills	6,533,109,156	6,793,032,893	259,923,737	4.0	7,028	18	477	7,523
Alhambra	11,903,346,305	12,401,987,240	498,640,935	4.2	14,440	3,713	1,323	19,476
Arcadia	20,477,124,306	21,407,635,713	930,511,407	4.5	15,048	810	991	16,849
Artesia	2,189,565,390	2,288,052,034	98,486,644	4.5	3,277	266	510	4,053
Avalon	1,135,915,460	1,183,013,310	47,097,850	4.1	948	298	440	1,686
Azusa	6,427,922,081	6,824,318,077	396,395,996	6.2	9,285	767	1,253	11,305
Baldwin Park	6,290,528,211	6,619,456,069	328,927,858	5.2	13,095	940	1,089	15,124
Bell	2,385,079,231	2,412,370,463	27,291,232	1.1	2,044	1,585	548	4,177
Bell Gardens	2,357,100,409	2,441,259,163	84,158,754	3.6	1,386	2,166	656	4,208
Bellflower	7,024,614,112	7,390,232,434	365,618,322	5.2	10,196	1,869	1,498	13,563
Beverly Hills	44,985,003,719	46,832,300,172	1,847,296,453	4.1	8,232	1,119	833	10,184
Bradbury	879,383,088	905,072,651	25,689,563	2.9	400	5	9	414
Burbank	31,833,434,561	33,386,702,622	1,553,268,061	4.9	22,185	3,220	3,080	28,485
Calabasas	10,384,929,447	10,759,864,179	374,934,732	3.6	7,967	12	283	8,262
Carson	21,118,886,959	22,064,413,499	945,526,540	4.5	21,188	632	3,028	24,848
Cerritos	11,932,513,871	12,512,615,145	580,101,274	4.9	15,277	24	625	15,926
Claremont	6,665,144,968	7,058,419,119	393,274,151	5.9	9,539	285	500	10,324
Commerce	7,118,266,894	7,646,030,931	527,764,037	7.4	1,724	528	1,393	3,645
Compton	8,819,378,538	9,355,746,421	536,367,883	6.1	15,484	2,235	2,157	19,876
Covina	7,157,290,361	7,560,397,694	403,107,333	5.6	11,148	655	1,439	13,242
Cudahy	1,082,375,575	1,143,614,537	61,238,962	5.7	756	776	219	1,751
Culver City	16,460,877,936	17,649,417,322	1,188,539,386	7.2	10,432	1,501	1,490	13,423
Diamond Bar	12,078,972,730	12,548,299,084	469,326,354	3.9	18,010	22	724	18,756
Downey	14,981,935,411	15,797,734,059	815,798,648	5.4	19,992	2,060	1,339	23,391
Duarte	3,171,511,804	3,194,415,795	22,903,991	0.7	5,639	82	342	6,063
El Monte	10,187,556,304	10,663,921,511	476,365,207	4.7	13,194	2,903	2,328	18,425
El Segundo	17,567,148,551	18,408,582,584	841,434,033	4.8	3,523	768	1,016	5,307
Gardena	8,656,675,590	9,150,680,277	494,004,687	5.7	11,345	1,809	1,967	15,121
Glendale	40,246,360,275	42,129,316,519	1,882,956,244	4.7	34,364	5,854	3,345	43,563
Glendora	9,610,051,043	10,066,423,618	456,372,575	4.7	14,659	490	1,261	16,410
Hawaiian Gardens	1,185,196,016	1,240,038,737	54,842,721	4.6	1,791	477	341	2,609
Hawthorne	10,838,977,581	11,468,861,073	629,883,492	5.8	8,768	3,041	1,295	13,104
Hermosa Beach	10,174,167,650	10,673,285,822	499,118,172	4.9	5,159	1,301	638	7,098



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Hidden Hills	2,687,270,121	2,856,216,371	168,946,250	6.3	707	0	6	713
Huntington Park	4,024,031,904	4,081,944,515	57,912,611	1.4	3,626	2,341	1,221	7,188
Industry	11,370,364,106	11,841,013,996	470,649,890	4.1	19	2	1,461	1,482
Inglewood	16,123,304,362	19,383,745,247	3,260,440,885	20.2	14,679	4,609	1,873	21,161
Irwindale	3,628,121,634	3,856,214,876	228,093,242	6.3	370	19	629	1,018
La Canada Flintridge	10,283,376,532	10,778,567,375	495,190,843	4.8	7,163	74	295	7,532
La Habra Heights	1,797,983,052	1,874,258,888	76,275,836	4.2	2,104	22	28	2,154
La Mirada	8,970,399,196	9,326,103,320	355,704,124	4.0	13,592	62	472	14,126
La Puente	2,993,349,601	3,102,408,264	109,058,663	3.6	6,955	239	443	7,637
La Verne	6,041,463,991	6,263,381,857	221,917,866	3.7	8,349	354	1,581	10,284
Lakewood	12,279,682,470	12,826,030,452	546,347,982	4.4	23,154	488	482	24,124
Lancaster	16,194,273,967	17,088,654,354	894,380,387	5.5	43,439	973	8,807	53,219
Lawndale	3,029,409,020	3,175,477,569	146,068,549	4.8	2,998	2,307	503	5,808
Lomita	3,090,826,491	3,264,040,374	173,213,883	5.6	3,873	815	608	5,296
Long Beach	74,801,791,259	77,673,190,898	2,871,399,639	3.8	79,853	17,428	10,411	107,692
Los Angeles	819,698,473,001	856,999,135,980	37,300,662,979	4.6	618,256	112,700	64,092	795,048
Lynwood	4,538,648,661	4,846,505,304	307,856,643	6.8	7,311	1,894	981	10,186
Malibu	23,155,798,056	24,508,661,786	1,352,863,730	5.8	6,164	189	488	6,841
Manhattan Beach	24,938,781,033	26,227,077,038	1,288,296,005	5.2	11,155	1,292	492	12,939
Maywood	1,331,533,103	1,379,505,377	47,972,274	3.6	1,570	1,318	359	3,247
Monrovia	7,413,787,217	7,843,526,315	429,739,098	5.8	7,815	1,610	1,007	10,432
Montebello	7,929,507,733	8,318,997,129	389,489,396	4.9	10,471	1,647	1,217	13,335
Monterey Park	9,714,260,983	10,197,310,464	483,049,481	5.0	13,945	1,441	1,043	16,429
Norwalk	10,092,195,912	10,589,573,250	497,377,338	4.9	21,441	495	1,193	23,129
Palmdale	17,299,571,712	18,211,219,006	911,647,294	5.3	41,870	426	6,343	48,639
Palos Verdes Estates	9,365,368,604	9,856,870,114	491,501,510	5.2	5,152	26	55	5,233
Paramount	5,264,128,385	5,607,960,785	343,832,400	6.5	5,867	1,494	1,964	9,325
Pasadena	39,596,537,053	41,392,770,060	1,796,233,007	4.5	32,151	4,087	3,105	39,343
Pico Rivera	6,876,932,484	7,185,749,546	308,817,062	4.5	13,171	465	1,022	14,658
Pomona	15,484,401,584	16,243,668,818	759,267,234	4.9	27,665	2,260	3,695	33,620
Rancho Palos Verdes	16,396,013,841	17,101,464,286	705,450,445	4.3	15,078	44	217	15,339
Redondo Beach	21,581,337,461	22,799,953,701	1,218,616,240	5.6	18,567	2,207	934	21,708
Rolling Hills	2,137,427,117	2,234,739,365	97,312,248	4.6	748	0	8	756



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Rolling Hills Estates	4,672,574,538	4,842,227,350	169,652,812	3.6	3,296	4	177	3,477
Rosemead	5,821,203,595	6,118,532,699	297,329,104	5.1	7,749	2,150	886	10,785
San Dimas	6,840,675,320	7,182,015,106	341,339,786	5.0	9,510	203	1,401	11,114
San Fernando	2,609,320,478	2,757,406,883	148,086,405	5.7	3,810	522	697	5,029
San Gabriel	6,808,107,895	7,167,766,644	359,658,749	5.3	7,651	1,048	1,119	9,818
San Marino	8,027,957,409	8,380,736,028	352,778,619	4.4	4,528	2	172	4,702
Santa Clarita	44,853,832,617	46,377,054,348	1,523,221,731	3.4	65,328	494	4,688	70,510
Santa Fe Springs	10,922,993,645	11,604,010,760	681,017,115	6.2	3,852	58	1,972	5,882
Santa Monica	48,958,244,546	50,905,847,011	1,947,602,465	4.0	16,829	4,065	2,665	23,559
Sierra Madre	3,037,071,678	3,197,959,487	160,887,809	5.3	3,569	342	192	4,103
Signal Hill	3,287,221,423	3,430,900,801	143,679,378	4.4	2,775	582	1,065	4,422
South El Monte	3,221,934,142	3,427,645,737	205,711,595	6.4	2,626	472	1,646	4,744
South Gate	7,755,896,109	8,062,741,596	306,845,487	4.0	10,647	3,493	1,824	15,964
South Pasadena	6,377,676,243	6,812,222,318	434,546,075	6.8	5,724	942	375	7,041
Temple City	6,641,578,645	6,925,729,843	284,151,198	4.3	8,863	905	465	10,233
Torrance	38,194,968,505	40,220,289,043	2,025,320,538	5.3	35,917	2,126	3,058	41,101
Vernon	7,934,861,122	8,223,230,429	288,369,307	3.6	1	1	1,300	1,302
Walnut	6,758,984,288	7,060,636,602	301,652,314	4.5	9,434	9	225	9,668
West Covina	14,928,691,521	15,641,750,206	713,058,685	4.8	24,973	500	1,056	26,529
West Hollywood	16,955,678,507	18,013,115,221	1,057,436,714	6.2	6,891	2,021	1,105	10,017
Westlake Village	4,439,790,229	4,571,560,857	131,770,628	3.0	3,229	197	209	3,635
Whittier	13,128,851,934	13,835,583,073	706,731,139	5.4	19,351	2,158	1,382	22,891
<b>Total Incorporated</b>	1,866,168,809,568	1,955,672,409,489	89,503,599,921	4.8	1,663,354	227,853	183,151	2,074,358
<b>Total Unincorporated</b>	137,473,056,342	144,677,361,636	7,204,305,294	5.2	233,445	23,131	64,990	321,566
<b>Total Los Angeles County</b>	2,003,641,865,910	2,100,349,771,125	96,707,905,215	4.8	1,896,799	250,984	248,141	2,395,924

Assessed values do not include Board of Equalization valued properties (primarily public utilities) or exempt properties for which there is no State reimbursements, such as churches, most hospitals, schools, and museums. Values include homeowners' exemptions, which are reimbursed by the State.